

**GRANDVIEW CITY COUNCIL  
COMMITTEE-OF-THE-WHOLE MEETING MINUTES  
AUGUST 27, 2019**

**1. CALL TO ORDER**

Mayor Gloria Mendoza called the Committee-of-the-Whole meeting to order at 6:00 p.m., in the Council Chambers at City Hall.

**2. ROLL CALL**

Present were: Mayor Mendoza and Councilmembers Gay Brewer, David Diaz, Mike Everett, Diana Jennings, Bill Moore, Javier Rodriguez and Joan Souders.

Staff present were: City Administrator/Public Works Director Cus Arteaga, City Attorney Quinn Plant, Parks & Recreation Director Gretchen Chronis, Police Chief Kal Fuller and City Clerk Anita Palacios.

**3. PUBLIC COMMENT – None**

**4. NEW BUSINESS**

**A. Letter of Intent and Petition for Annexation and Rezone submitted by Charvet Brothers Farms, a partnership comprised of Matthew Charvet and Terry Charvet for Parcel Nos. 230926-21002, 230926-21003, 230926-24003, 230926-22010, 230926-22011, 230926-23008 and 230926-23009 located adjacent to Grandridge Road/Apricot Road, Grandview, WA**

City Clerk Palacios explained that the City received a Letter of Intent and Petition for Annexation and Rezone signed by Charvet Brothers Farms, a partnership comprised of Matthew Charvet and Terry Charvet to annex Parcel Nos. 230926-21002, 230926-21003, 230926-24003, 230926-22010, 230926-22011, 230926-23008 and 230926-23009 located adjacent to Grandridge Road/Apricot Road, Grandview, Washington, consisting of 116.84 acres to the City of Grandview. The petitioners have elected to request annexation under the 60% petition method of annexation. The 60% petition method requires signatures by owners of not less than 60% of the assessed value of the total property proposed for annexation. The petition does contain sufficient signatures of the assessed value. The petitioners requested the parcels be annexed with an R-1 Low Density Residential zoning designation as identified on the City's Future Land Use map. The parcels were included in the City's designated Urban Growth Area as residential. State law required the City Council to determine: (1) if the City would accept, modify or reject the proposed annexation, (2) whether the City would require the simultaneous adoption of a proposed zoning regulation for the subject property, and (3) whether the City would require the assumption of all or any portion of existing City indebtedness by the area to be annexed. Upon acceptance of the Letter of Intent, the Petition would be presented to the Hearing Examiner to conduct a public hearing.

Jeff Jensen, Project Manager, 3050 South Volland Street, Kennewick, Washington, provided an outline of the proposed residential development.

Rick Kimbrough, Attorney representing Charvet Brothers Farms, spoke in favor of the proposed annexation.

Discussion took place.

**On motion by Councilmember Everett, second by Councilmember Moore, the C.O.W. moved the acceptance of the proposed annexation submitted by Charvet Brothers Farms, a partnership comprised of Matthew Charvet and Terry Charvet, required the simultaneous adoption of zoning regulations consistent with the Urban Growth Area Future Land Use Designations: R-1 Low Density Residential, and required the assumption of all existing City indebtedness by the properties proposed to be annexed the same as all other property within the City in accordance with past practice to the September 10, 2019 regular Council meeting for consideration.**

**B. Splash Pad Direction/Recommendation**

City Administrator Arteaga explained that in 2016, Council approved a five-year “pay as we go” plan for improvements to the City Swimming Pool. Completed improvements included modifications to the bathhouse, extending the fenced area, new lights and installation of a water slide. The next phase was the construction of a splash pad. The approved plan was to construct the new splash pad within the current fenced compound in order to minimize the construction cost by utilizing the current electricity, water and sewer. The City applied for an RCO Grant in 2018 for a splash pad to be located within the pool facility on the north side of the pool near mechanical building. The total grant application was \$200,000 and required a 30% match (\$60,000). Unfortunately, the Grandview splash pad project was not selected for this RCO grant funding cycle. The approved \$60,000 currently remains in the 2019 budget. Staff requested direction and recommendations for a future splash pad project. The community input received reflected a desire to see the splash pad placed in an open space area (park) instead of the current recommendation. The benefits included longer use throughout the year, easy access for small children, elderly and disabled patrons, low maintenance impact on current staff and no cost entry fee to citizens. Council needed to decide whether to continue with the current recommendation or consider a different proposal. The \$200,000 estimate would increase as new utilities would need to be extended. The cost could be in the \$300,000 range. Staff recommended Council consider appropriating funds over the course of the next 2-3 years to support such a splash pad project in a centrally located park.

Discussion took place.

Following discussion, the C.O.W. agreed to appropriate additional funding during the budget process for a splash pad. In addition, the C.O.W. requested that the Pool Committee provide a recommendation on the location, size and features for the splash pad along with additional funding support.

**C. Resolution amending Section 27.04(A) of the Credit Card Use Policy within the City of Grandview Personnel Policy Manual increasing credit card limits for the Police Chief and Assistant Police Chief to \$2,000**

Police Chief Fuller explained that Grandview Personnel Manual Chapter 27 Credit Card Use Policy covered the use of City credit cards to transact official City business. The credit limit for each assigned City credit card was \$1,000 for employees, Chapter 27.04 (A). Over time costs of items and the number of items being placed on Grandview Police Department credit cards have increased. The current \$1,000.00 limit was often reached before the end of a month and the cards of the Police Chief and Assistant Police Chief were being declined by vendors. Increasing the

limit on the Police Chief and the Assistant Police Chief's credit cards to \$2,000 would allow for efficient purchasing throughout the month.

Discussion took place.

**On motion by Councilmember Souders, second by Councilmember Diaz, the C.O.W. moved a resolution amending Section 27.04(A) of the Credit Card Use Policy within the City of Grandview Personnel Policy Manual increasing credit card limits for the Police Chief and Assistant Police Chief to \$2,000 to the September 10, 2019 regular Council meeting for consideration.**

**D. Resolution authorizing the Mayor to sign a First Amendment to the Option and Water Tower Lease Agreement between the City of Grandview and Verizon Wireless**

City Administrator Arteaga explained that on November 13, 2012, Council approved Resolution No. 2012-53 authorizing the Mayor to sign an Option and Water Tower Lease Agreement between the City of Grandview and Verizon Wireless. Verizon Wireless requested to amend the Lease Agreement to allow for the relocation of an antenna sector and related appurtenances on the water tower and to amend the rent. The current monthly rental payment was \$1,500 and by approving the amendment would increase to \$1,600 per month or \$1,200 annually.

Discussion took place.

**On motion by Councilmember Moore, second by Councilmember Rodriguez, the C.O.W. moved a resolution authorizing the Mayor to sign a First Amendment to the Option and Water Tower Lease Agreement between the City of Grandview and Verizon Wireless to the September 10, 2019 regular Council meeting for consideration.**

**E. Resolution approving the final plat known as Villa de Gonzalez located on East Fourth Street**

City Administrator Arteaga explained that at the November 27, 2018 meeting, Council adopted Ordinance No. 2018-19 rezoning 628 East Fourth Street to R-2 Medium Density Residential and approved the preliminary plat of Villa de Gonzalez. Following approval of the preliminary plat, the property owner proceeded with the infrastructure improvements for Villa de Gonzalez subject to the conditions as outlined in the Hearing Examiner's report and per Grandview Municipal Code Section 16.24 Design Standards and Section 16.28 Improvements. The infrastructure improvements for Villa de Gonzalez were completed to the City's standards. The final plat map was presented for consideration.

Discussion took place.

**On motion by Councilmember Everett, second by Councilmember Jennings, the C.O.W. moved a resolution approving the final plat known as Villa de Gonzalez located on East Fourth Street to the September 10, 2019 regular Council meeting for consideration.**

**5. OTHER BUSINESS – None**

**6. ADJOURNMENT**

The C.O.W. meeting adjourned at 6:55 p.m.

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Mayor Gloria Mendoza

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Anita Palacios, City Clerk